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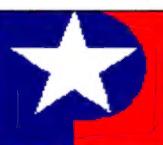
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0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
678,300 / 678,300
678,300 / 678,300
678,300 / 678,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COPLEY SCOTT A
Owner 2:	DURHAM DAPHNE LAURA
Owner 3:	

Street 1: 15 ORLANDO AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BORGES CARLOS JUAN -

Owner 2: -

Street 1: 15 ORLANDO AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1609 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6331		Sq. Ft.	Site		0	70.	0.92	12			Topo	-5					405,602						405,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6331.000	272,700		405,600	678,300		42983
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,700	0	6,331.	405,600	678,300		Year end	12/23/2021
2021	101	FV	264,100	0	6,331.	405,600	669,700		Year End Roll	12/10/2020
2020	101	FV	264,100	0	6,331.	405,600	669,700		Year End Roll	12/18/2019
2019	101	FV	236,700	0	6,331.	376,600	613,300	613,300	Year End Roll	1/3/2019
2018	101	FV	236,700	0	6,331.	376,600	613,300	613,300	Year End Roll	12/20/2017
2017	101	FV	236,700	0	6,331.	330,300	567,000	567,000	Year End Roll	1/3/2017
2016	101	FV	236,700	0	6,331.	301,300	538,000	538,000	Year End	1/4/2016
2015	101	FV	222,700	0	6,331.	266,500	489,200	489,200	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORGES CARLOS J	47536-239		5/31/2006		516,000	No	No		
WHALEN FRANCIS	38173-498		3/4/2003		366,000	No	No		
	10956-383		10/15/1965			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/20/2012	1667	Manual	2,105	C					10/12/2018	MEAS&NOTICE	BS	Barbara S											
6/17/2011	602	Re-Roof	6,950						12/22/2008	Meas/Inspect	294	PATRIOT											
6/27/2005	526	Wood Dec	3,000						6/24/2006	MLS	HC	Helen Chinal											
10/8/1992	500	Manual	6,000					SIDING	7/18/2003	MLS	MM	Mary M											
									11/6/2000	Hearing Chag	189	PATRIOT											
									3/31/2000	Inspected	276	PATRIOT											
									12/20/1999	Mailer Sent													
									12/17/1999	Measured	276	PATRIOT											
									7/27/1993		TH												
									Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION

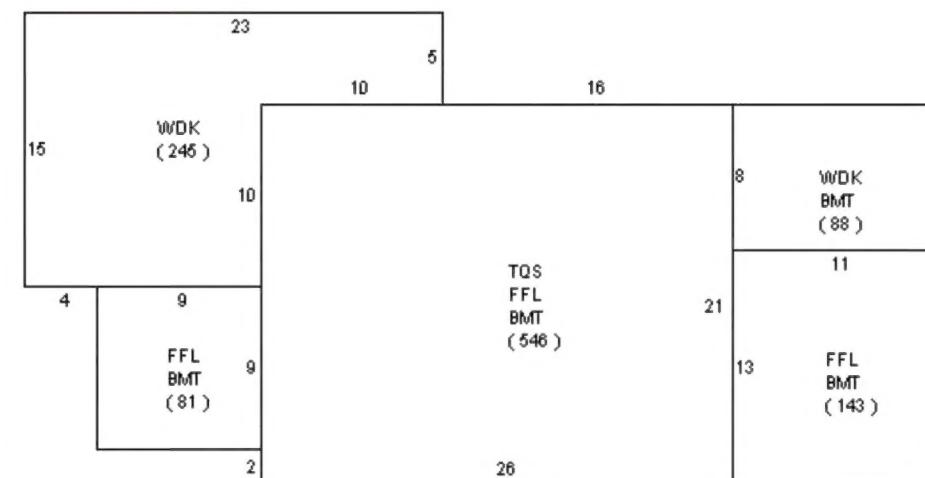
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1941
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****18.6 %****PERCENTAGE****18.6 %****PERCENTAGE**